

CHARTER BYLAW 20009

To allow for small scale infill development, Sherwood

Purpose

Rezoning from RF1 to RF3; located at 9401 152 Street NW.

Readings

Charter Bylaw 20009 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Charter Bylaw 20009 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 22, 2022 and April 30, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Previous Council Action

At the March 15, 2022, City Council Public Hearing, the following motion was Passed:

That Charter Bylaw 20009 be referred to Administration to allow time for posting of the necessary on-site signage and return to a future City Council Public Hearing.

Report

Charter Bylaw 20009 proposes to rezone Lot 11, Block 48, Plan 2436HW from the (RF1) Single Detached Residential Zone to the (RF3) Small Scale Infill Development Zone. The proposed RF3 Zone would allow for development of small scale housing such as Single Detached, Semi-detached and Multi-unit Housing.

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The Mature Neighbourhood Overlay would continue to apply to the site to ensure the future built form remains compatible with the existing neighbourhood.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Community Insights

Advance Notice was sent to surrounding property owners and the president of the West Jasper - Sherwood Community League on December 09, 2021. Responses received are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20009
2. Administration Report